Transaction Set 266 - Mortgage Record Change/Termination

Transaction set (TS) 266 is used for the electronic submission and processing of mortgage record change and mortgage insurance termination data. HUD accepts TS 266 for reporting mortgage record changes (form HUD-92080) and mortgage insurance terminations (form HUD-27050A) for single family loans only. Mortgagees are required to submit the HUD-92080 form within 15 days of the occurrence of a change and HUD-27050A within 15 days of the termination of a loan. These same time frames are required when submitting the notifications via EDI. It should be noted that there is no change in the fundamental policies described in the HUD Code of Federal Regulations, 24 CFR.

Mortgagee Letter 96-14, Attachment #1 dated April 1996 provided a schedule for mortgagees to complete EDI implementation of Forms HUD-92068A (Monthly Delinquent Loan Report), HUD 92080 (Mortgage Record Change), and HUD-27050-A (Mortgage Insurance Termination). All trading partners were mandated to be EDI-capable by December 1997 for defaults and mortgage record changes. The mandate for claims was August 31, 1997.

Utilizing EDI, mortgagees and servicers are able to electronically transmit mortgage record change/termination data from their computer to HUD Headquarters through a Value Added Network (VAN). The information transmitted is in a standard X12 format (TS 266). Upon receipt and acceptance of the electronic input, the mortgage record change/termination information is verified for completeness, and then passed to HUD's system for processing. The sender receives an acknowledgment of HUD receipt in the form of an X12 TS 997, Functional Acknowledgment.

HUD validates TS 266 for compliance to X12 and then processes the data. A TS 824, Application Advice, will be returned to the sender which indicates that the information was successfully processed, is in a wait state (e.g., waiting for endorsement), or contained errors. An 824, Application Advice, used as a request for correction will require the sender to resubmit a corrected TS 266

This section of the Implementation Guide contains detailed step-by-step instructions for implementing TS 266 along with sample business scenarios and a full set of mapping documents for the TS 266

Transmission Notes

To successfully transmit TS 266, the following items should be reviewed:

➢ Ensure that the interchange control segments information for you and your trading partners is specified as discussed in Appendix C; and

➢ Ensure that all data is in the format required by HUD's application system.

Each bullet point is discussed in the paragraphs below.

Interchange Control Segments. As stated in Section III, the interchange control segments contain control information about you and your trading partner(s) and indicate the number of functional groups included in the transmission. An interchange control header (ISA) identifies the beginning of an interchange of one or more functional groups and interchange-related control segments; whereas, an interchange control trailer (IEA) defines the end of an interchange of one or more functional groups and interchange-related control segments. Ensure that all specifications, as outlined in Appendix C, are met.

Data format. HUD's application system requires specific formats for data elements within TS 266. These format requirements include usage of parentheses and hyphens and the acceptable length for HUD's application system when it is less than the length allowed in the X12 standards. Format requirements for individual data elements are specified in the shaded note sections of the Data Mapping Guide for TS 266, presented later in this section.

Although trading partners can send multiple cases in a single TS 266, each transaction set should only contain one type of business case. Trading partners need to separate transaction sets based on a combination of all of the following criteria:

·   change of servicer, sale of mortgage, change of mortgagor, and terminations;

·   single family mortgages; and

·   original case submissions.

HUD Implementation of the TS 266 Outline

The transaction set 266 outline present later in this section depicts the X12 standard. The following table is included to give you a conceptual understanding of how HUD maps the information on its forms to the looping structure of TS 266.

LOOPING STRUCTURE			HUD-92080	HUD-27050A
0100			Trading partner	Trading partner
	0200		Indicates start of loop; reoccurs each time a new set of mortgagee(s) (0210) and associated case numbers (0220) is reported.	Indicates start of loop; occurs only once
		0210	Mortgagees: Buyer Servicer Holder	Not used

	0220	FHA Case Number	FHA Case Number
	0221	Details of the change	Details of the termination

For example in a sale of mortgage transaction, mortgage company, the purchaser, reports that they purchased six mortgages. The transmitted TS 266 would look like the following:

LOOPING STRUCTURE			HUD-92080
0100			Trading Partner
	0200		*(start the loop)*
		0210	Mortgage company A
		0220	FHA Case Number 1
			0221	Not used
			0222	Details of the change
		0220	FHA Case Number 2
			0221	Not used
			0222	Details of the change
		0220	FHA Case Number 3
			0221	Current mortgagor
			0222	Details of the change
		0210	Not required; not used
		0220	FHA Case Number 4
			0221	Not used
			0222	Details of the change
		0220	FHA Case Number 5
			0221	Not used
			0222	Details of the change
		0220	FHA Case Number 6
			0221	Not used
			0222	Details of the change

Detailed business scenarios follow that show TS 266 down to the segment and data element level.

Business Scenarios

Business Scenario 1

This business scenario demonstrates how to code multiple occurrences of a single business transaction type in a Mortgage Record Change transaction set. There are two single family mortgage insurance termination reports (HUD-27050A) which need to be sent to the U.S. Department of Housing and Urban Development (HUD). Mortgage insurance terminations are a form of a mortgage record change, and thus are reported using TS 266, Mortgage Record Change.

The *Spencer Commercial Bank*, servicing mortgagee of a HUD-insured mortgage loan, received and processed a payment on September 5, 1993 for the entire outstanding balance of a mortgage loan from the principal mortgagor, Ms. Shireen Nouri. The Federal Housing Administration (FHA) Case Number for the mortgage is 001-2398577 and the Section of the Act code (a code taken from the Mortgage Insurance Certificate indicating the specific National Housing Act Program under which the mortgage is insured) is 203. The property address is 3752 Yellow Brick Road, Oz county, OH 44123-7777.

Ms. Nouri paid off the entire mortgage loan for the property before the maturity date of November 1, 1993. The social security number for Ms. Nouri is 223-79-2634. Her mailing address is 5834 Sandy Beach Place, Silver City, Florida 33912-5584. The original mortgage amount for the mortgage note is $98,500.

The *Spencer Commercial Bank* also received and processed a payment from Mr. Robert L. Horner for the entire outstanding balance of a mortgage loan on September 18, 1993. The FHA Case Number for the mortgage is 003-434552 and the Section of the Act code is 806. Mr. Horner's property is located at 345 Forest Lane, Knoxville, Tennessee 37754 and is his mailing address. He paid off the entire mortgage loan for the property before the maturity date of April 12, 1996. His social security number is 107-79-5634. The original mortgage amount for the mortgage note is $67,500.

Spencer Commercial Bank's HUD-assigned mortgagee number is 6917435211. For its internal reference, *Spencer Commercial Bank* assigned institutional loan reference numbers of 1398436-OH and 1399762-TN to the loans respectively.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is included as a part of the table.

EDI TRANSMISSION DATA	EXPLANATION
ST*266*0001 $^N/_L$	**266** indicates Transaction Set 266; **0001** is the Control Number.
BGN*00*27050A*930929*2320*ES*2*SF $^N/_L$	**00** indicates this is an original transaction set; **27050A** is the Reference Number indicating this transaction set contains information collected on mortgage insurance terminations; **930929** is the date September 29, 1993; **2320** is the time 11:20 pm; **ES** indicates Eastern Standard Time; **2** indicates that two cases are contained in this transaction set; **SF** indicates that these cases are single family mortgage insurance cases; no other information is needed by HUD, so the BGN08 data element is not used.
N1*LV*SPENCER COMMERCIAL BANK*62*69174 $^N/_L$	**LV** indicates that the entity sending this transaction set is the Loan Servicer; **Spencer Commercial Bank** is the Loan Servicer; **62** indicates the identification code is the Servicing Mortgagee number; **69174** are the first 5 digits of the Mortgagee Number 6917435211; no other information is needed, therefore data element N102 is not used.
	No additional name information is needed, so N2 is not used.
	No reference number is needed, so the REF segment is not used.
LX*1 $^N/_L$	**1** is the assigned number for the first occurrence of the LX segment in Loop 0200.
	No activity or process information is needed, so the API segment is not used.
	No month ending date is needed, so the DTP segment is not used.
	No loan administration summary is needed, so the QTY and AMT segments are not used.
	No other mortgagee information is needed, so Loop 0210 (which contains segments N1, N2, N3, N4, REF and PER) is not used.
N9*Z8*012-39857XX $^N/_L$	**Z8** indicates the reference number is the FHA Case Number; **012-39857XX** is the case number filled out to 11 positions; no other information is needed by HUD, so the remaining optional data elements are not used.
NM1*QP*1*NOURI*SHIREEN****34* 223-79-2634 $^N/_L$	**QP** indicates the entity is the Principal Borrower; **1** indicates the entity is a person; **Nouri** is the last

EDI TRANSMISSION DATA	EXPLANATION
	name of the Principal Borrower; **Shireen** is the First name of the Principal Borrower; no middle name, name prefix or suffix are provided, so, NM105 through NM107 are not sent; **34** indicates the identification code is the Social Security Number; **223-79-2634** is the social security number 223-79-2634.
	No additional name information is needed, so N2 is not used.
N3*5834 SANDY BEACH PLACE ^N/_L	**5834 Sandy Beach Place** is the principal borrower's street address.
N4*SILVER CITY*FL*339125584 ^N/_L	**Silver City** indicates the city where the principal borrower is located; **FL** indicates the state is Florida; **339125584** is the principal borrower's zip code 33912-5584; the country code and specific location information are not needed, so the remaining optional data elements are not used.
API*A2**104 ^N/_L	**A2** indicates that this is a Mortgage Insurance Termination; the type of action is not needed; **104** indicates that this is a Prepayment termination; none of the remaining optional data elements was necessary for this transaction.
N3*3752 YELLOW BRICK ROAD ^N/_L	**3752 Yellow Brick Road** is the property street address.
N4*OZ COUNTY*OH*441237777 ^N/_L	**Oz County** indicates the city in which the property is located; **OH** indicates the state is Ohio; **441237777** is the property zip code 44123-7777; the country code and specific location information are not necessary, so the remaining optional data elements are not used.
DTP*803*D8*19930905 ^N/_L	**803** indicates this is the mortgage Paid in Full date; **D8** indicates the date is in CCYYMMDD format; **19930905** is the date September 5, 1993.
REF*XK*1398436OH ^N/_L	**XK** indicates the reference number is the Mortgagee Loan Number, referred to by HUD as the institutional loan reference number; **1398436OH** is the loan number; no description of the number is necessary, so REF03 is not sent.
REF*3A*203 ^N/_L	**3A** indicates the reference number is the Section of the National Housing Act Code; **203** is the code; no description of the code is necessary, so REF03 is not sent.
	No conditions indicators are needed, so the CRC segment is not sent.

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EDI TRANSMISSION DATA	EXPLANATION
	There are only two property owners so the QTY segment is not sent.
AMT*DA*98500 $^N/_L$	**DA** is the Original Mortgage; **98500** is the amount $98,500.00.
	Optional segments at positions 2/270 to 2/290 are not used.
N9*Z8*034-34552XX $^N/_L$	**Z8** indicates the reference number is the FHA Case Number; **034-434552XX** is the case number filled out to 11 positions; no other information is needed by HUD, so the remaining optional data elements are not used.
NM1*QP*1*HORNER*ROBERT*L***34*1 07-79-5634 $^N/_L$	**QP** indicates the entity is the Principal Borrower; **1** indicates the entity is a person; **Horner** is the last name of the Principal Borrower; **Robert** is the First name of the Principal Borrower; the middle initial is **L**, neither name prefix or suffix are used by HUD, so, NM106 through NM107 are not sent; **34** indicates the identification code is the Social Security Number; **107-79-2634** is the social security number 107-79-5634.
	No additional name information is needed, so **N2** is not used.
N3*345 FOREST LANE $_N/_L$	**345 Forest Lane** is the principal borrower's mailing address.
N4*KNOXVILLE*TN*37754 $_N/_L$	**Knoxville** indicates the city in which the principal borrower is located; **TN** indicates the state is Tennessee; **37754** is the zip code 37754; the country code and specific location information are not necessary, so the remaining optional data elements are not used.
	No administrative communications contact or reference numbers are needed for the principal borrower, so the PER and REF segments are not used.
API*A2**104 $^N/_L$	**A2** indicates that this is a Mortgage Insurance Termination; the type of action is not needed; **104** indicates that this is a Prepayment Termination; none of the remaining optional data elements are necessary for this transaction.
N3*345 FOREST LANE $^N/_L$	**345 Forest Lane** is the property street address.
N4*KNOXVILLE*TN*37754 $^N/_L$	**Knoxville** indicates the city in which the property is located; **TN** indicates the state is Tennessee; **37754** is the property zip code 37754; the country code and specific location information are not

EDI TRANSMISSION DATA	EXPLANATION
	necessary, so the remaining optional data elements are not used.
DTP*803*D8*19930918 $^{N}/_{L}$	**803** indicates this is the mortgage Paid in Full date; **D8** indicates the date is in CCYYMMDD format; **19930918** is the date September 18, 1993.
	No conditions indicators are needed, so the CRC segment is not sent.
REF*XK*1399762TN $^{N}/_{L}$	**XK** indicates the reference number is the Mortgagee Loan Number, referred to by HUD as the institutional loan reference number; **1399762TN** is the loan number; no description of the number is necessary, so REF03 is not sent.
REF*3A*806 $^{N}/_{L}$	**3A** indicates the reference number is the Section of the National Housing Act Code; **806** is the code; no description of the code is necessary, so REF03 is not sent.
	There is only one property owner, so the QTY segment is not sent.
AMT*DA*67500 $^{N}/_{L}$	**DA** is the Original Mortgage; **67500** is the amount $67,500.
	Optional segments at positions 2/270 to 2/290 are not used.
SE*27*0001 $^{N}/_{L}$	**27** indicates the number of segments transmitted in this Transaction Set; **0001** is the Transaction Set Control Number.

Business Scenario 2

This business scenario demonstrates how to code multiple occurrences of a single business transaction type in a Mortgage Record Change transaction set, when the mortgagees involved are different for each of the business transactions. The business transactions include two mortgage loan purchases and a change of servicer. Data extracted from HUD-92080 form is reported to the U.S. Department of Housing and Urban Development using TS266. The details of these transactions are specified below.

Three Rivers Mortgage is the trading partner submitting this transaction set. *Three Rivers Mortgage*, which services its own loans, purchased a mortgage loan. The HUD-assigned Mortgagee Number for *Three Rivers Mortgage* is 3634574574. The FHA Case Number for the mortgage is 005-745685 and the Section of the Act Code is 806. The original mortgage amount is $114,650, and the maturity date for the loan is October 12, 1998. The mortgage was sold on September 8, 1993. The property address is 1717 S. State Boulevard, Anaheim, CA 92806. *Three Rivers'* mailing address is 2 Allegheny Center, Pittsburgh, Pennsylvania 78489-4555.

ABC Mortgage, Inc., whose servicing is done by *Three Rivers*, also purchased a mortgage loan. The FHA Case Number for the mortgage is 001-011770 and the Section of the Act Code is 203. The original mortgage amount is $75,000, and the maturity date for the loan is February 25, 1998. The mortgage was purchased by *ABC Mortgage, Inc.* on September 18, 1993. *ABC's* mailing address is P.O. Box 4333, Atlanta, GA 92681-4333. Its HUD-assigned Mortgagee Number is 3267080039. The mortgagee loan reference number assigned by ABC to the loan is SF134456.

The new servicer for *ABC's* loan is *The United Mortgage Bank*, located at 72001 Reisterstown Road, Hagerstown, MD 21002. The property address for the mortgage is 1552 Sunset Boulevard, West Hollywood, CA 90095-8888. *United Mortgage Bank's* Mortgagee Number is 8238560238.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is included as a part of the table.

EDI TRANSMISSION DATA	EXPLANATION
ST*266*0002 N/L	**266** indicates Transaction Set 266; **0002** is the Control Number.
BGN*00*92080S*930929*2320*ES*2*SF N/L	**00** indicates this is an original transmission; **92080S** indicates the transaction set contains information on mortgage record changes for a sale of mortgage; **930929** is the date September 29, 1993; **2320** is the time 11:20 p.m.; **ES** indicates Eastern Standard Time; **2** indicates two cases are contained in this transaction set; **SF** indicates that the information is on single family cases; no other information is needed by HUD, so the remaining BGN08 data element is not used.
N1*LV*THREE RIVERS MORTGAGE *62*36345 N/L	**LV** indicates that the entity sending the transaction set is the Loan Servicer; **Three Rivers Mortgage** is the name of the Loan Servicer; **62** indicates the identification code is the Servicing Mortgagee Number; **36345** are the first 5 digits of the Mortgagee Number 3634574574; no other information is needed by HUD, so the remaining optional data elements are not used.
	Optional segments at positions 1/040 to 1/080 are not used.
	No administrative communications contact information or reference numbers are needed, therefore the PER and REF segments are not used.
LX*1 N/L	**1** indicates this is the first occurrence of Loop 0200.
	Optional segments at positions 2/020 to 2/050 are not used.
N1*BY*THREE RIVERS MORTGAGE, INC.*ZZ*36345 N/L	**BY** indicates that this is the Buying Party; **Three Rivers Mortgage, Inc.** is the name of the Buying Party; **ZZ** indicates the identification code is the Mortgagee Number; **36345** are the first 5 digits of the HUD-assigned mortgagee number 3634574574; no other information is needed by HUD, so the remaining optional data elements are not used.
	Optional segments at positions 2/070 to 2/110 are not used.
N1*LV*THREE RIVERS MORTGAGE, INC.*ZZ*36345 N/L	**LV** indicates that this is the servicing mortgagee; **Three Rivers Mortgage, Inc.** is the name of the Servicing Mortgagee; **ZZ** indicates the identification code is the Mortgagee Number; **36345** are the first 5 digits of the HUD-assigned

EDI TRANSMISSION DATA	EXPLANATION
	mortgagee number 3634574574; no other information is needed by HUD, so the remaining optional data elements are not used.
	Optional segments at positions 2/070 to 2/110 are not used.
N9*Z8*05-745685XX $^{N}/_{L}$	**Z8** indicates the reference number is the FHA Case Number; **005-745685X** is the FHA case number filled out to 11 characters; none of the remaining data elements are needed by HUD.
	No mortgagor information is needed, so the NM1, N2, N3, N4, PER and REF segments of Loop 0221 are not needed.
API*A1**100 $^{N}/_{L}$	**A1** indicates that this is a Mortgage Record Change; an action code is not needed; **100** indicates that the maintenance type code is a Sale of Mortgage; the transaction type in which Three Rivers was the Purchaser. None of the remaining optional data elements are necessary for this transaction.
N3*1717 S. STATE BOULEVARD $^{N}/_{L}$	**1717 S. State Boulevard** is the property street address.
N4*ANAHEIM*CA*92806 $^{N}/_{L}$	**Anaheim, California** is the geographical location of the property; **92806** is the property zip code 92086; the country code and specific location information are not necessary, so the remaining optional data elements are not used.
DTP*514*D8*19930908 $^{N}/_{L}$	**514** indicates this is a mortgage Transferred date; **D8** indicates the date format is in CCYYMMDD format; **19930908** indicates the date was September 8, 1993.
DTP*577*D8*19981012 $^{N}/_{L}$	**577** indicates this is the Original Maturity Date of the mortgage; **D8** indicates the date is in CCYYMMDD format; **19981012** indicates the date was October 12, 1998.
REF*3A*806 $^{N}/_{L}$	**3A** indicates the reference number is the Section of the National Housing Act Code; **806** is the code; no description of the code is needed, so REF03 is not sent.
	No conditions are needed, so the CRC segment is not used.
	No quantitative information is needed, so the QTY segment is not used.
AMT*DA*114650 $^{N}/_{L}$	**DA** indicates the amount is the Original Mortgage

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EDI TRANSMISSION DATA	EXPLANATION
	Amount; **114650** is the amount $114,650.00.
	Optional segments at positions 2/270 to 2/290 are not used.
LX*2 N/L	**2** indicates this is the second occurrence of LOOP 0200.
	Optional segments at positions 2/020 to 2/050 are not used.
N1*BY*ABC MORTGAGE*ZZ*32670 N/L	**BY** indicates that this is the Buying Party; **ABC Mortgage** is the name of the Buying Party; **ZZ** indicates the identification code is the Mortgagee Number; **32670** are the first 5 digits of the HUD-assigned mortgagee number 3267080039; no other information is needed by HUD, so the remaining optional data elements are not used.
	Optional segments at positions 2/070 to 2/110 are not used.
N1*LV*THE UNITED MORTGAGE BANK*ZZ*82385 N/L	**LV** indicates that this is the Loan Servicer; **The United Mortgage Bank** is the name of the Loan Servicer; **ZZ** indicates the identification code is the mortgage company's HUD identification Number; **82385** are the first 5 digits of the mortgagee number 8238560238; none of the remaining data elements are needed by HUD.
	Optional segments at positions 2/070 to 2/110 are not used.
N9*Z8*001-011770X N/L	**Z8** indicates the reference number is the FHA Case Number; **001-011770X** is the FHA case number filled out to 11 characters; none of the remaining data elements are needed by HUD.
	No mortgagor information is needed, so the NM1, N2, N3, N4, PER and REF segments of Loop 0221 are not needed.
API*A1**100 N/L	**A1** indicates that this is a Mortgage Record Change; an action code is not needed; **100** indicates that the maintenance type code is a Sale of Mortgage, the transaction type in which ABC Mortgage was the Purchaser. None of the remaining optional data elements are necessary for this transaction.
N3*1552 SUNSET BOULEVARD N/L	**1552 Sunset Boulevard** is the property street address.
N4*WEST HOLLYWOOD*CA*900958888 N/L	**West Hollywood, California** is the geographical location of the property; **900958888** is the property zip code 90095-8888; the country code

EDI TRANSMISSION DATA	EXPLANATION
	and specific location information are not necessary, so the remaining optional data elements are not used.
DTP*514*D8*19930918 $^{N}/_{L}$	**514** indicates this is a mortgage Transferred date; **D8** indicates the date format is in CCYYMMDD format; **19930918** indicates the date was September 18, 1993.
DTP*577*D8*19980225 $^{N}/_{L}$	**577** indicates this is the Original Maturity Date of the mortgage; **D8** indicates the date is in CCYYMMDD format; **19980225** indicates the date was February 25, 1998.
REF*XK*SF134456 $^{N}/_{L}$	**XK** indicates the reference number is the Mortgagee Loan Number, referred to by HUD as the institutional loan reference number; **SF134456** is the loan number; no description of the number is necessary, so REF03 is not sent.
REF*3A*203 $^{N}/_{L}$	**3A** indicates the reference number is the Section of the National Housing Act Code; **203** is the code; no description of the code is needed, so REF03 is not sent.
	No conditions are needed, so the CRC segment is not used.
	No quantitative information is needed, so the QTY segment is not used.
AMT*DA*75000 $^{N}/_{L}$	**DA** indicates the amount is the Original Mortgage Amount; **75000** is the amount $75,000.00.
	Optional segments at positions 2/270 to 2/290 are not used.
SE*27*0001 $^{N}/_{L}$	**27** indicates the number of segments transmitted in this Transaction Set; **0001** is the Transaction Set Control Number.

Transaction Set 266 Outline

TS 266 will be used by mortgagees to file FHA single family mortgage record changes and terminations. The following pages contain the 266 transaction set outline.

266 Mortgage or Property Record Change Notification

Functional Group ID=MG

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Mortgage or Property Record Change Notification Transaction Set (266) for use within the context of an Electronic Data Interchange (EDI) environment. This transaction set can be used by financial institutions such as Mortgagees, Lienholders, and Lessors to inform interested parties such as Insurers, Investors, and Taxing Authorities of mortgage or property record changes. This transaction set is intended to be used by financial institutions to communicate change notifications, such as the sale of mortgages, assumptions, transfers, and terminations of interest.

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		n1
			LOOP ID - 0100			>1	
Must Use	030	N1	Name	M	1		n2
Not Used	040	N2	Additional Name Information	O	1		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	PER	Administrative Communications Contact	O	2		
Not Used	080	REF	Reference Identification	O	>1		

Summary:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - 0200			>1	
Must Use	010	LX	Assigned Number	M	1		n3
Not Used	020	API	Activity or Process Information	O	2		n4
Not Used	030	DTP	Date or Time or Period	O	>1		
Not Used	040	QTY	Quantity	O	2		
Not Used	050	AMT	Monetary Amount	O	1		
			LOOP ID - 0210			>1	
	060	N1	Name	O	1		n5
Not Used	070	N2	Additional Name Information	O	1		
Not Used	080	N3	Address Information	O	2		
Not Used	090	N4	Geographic Location	O	1		
Not Used	100	REF	Reference Identification	O	2		

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Not Used	110	PER	Administrative Communications Contact	O	2	
			LOOP ID - 0220		>1	
Must Use	120	N9	Reference Identification	M	1	n6
			LOOP ID - 0221		>1	
	130	NM1	Individual or Organizational Name	O	1	n7
Not Used	140	N2	Additional Name Information	O	1	
	150	N3	Address Information	O	2	
	160	N4	Geographic Location	O	1	
Not Used	170	PER	Administrative Communications Contact	O	2	
Not Used	180	REF	Reference Identification	O	>1	
			LOOP ID - 0222		>1	
Must Use	190	API	Activity or Process Information	M	1	n8
	200	N3	Address Information	O	2	
	210	N4	Geographic Location	O	1	
	220	DTP	Date or Time or Period	O	>1	
	230	REF	Reference Identification	O	>1	
Not Used	240	CRC	Conditions Indicator	O	10	
	250	QTY	Quantity	O	1	
	260	AMT	Monetary Amount	O	1	
Not Used	270	INT	Interest	O	1	
Not Used	280	PCT	Percent Amounts	O	1	
Not Used	290	NTE	Note/Special Instruction	O	100	
Not Used	292	VEH	Vehicle Information	O	1	
Not Used	294	PID	Product/Item Description	O	>1	
Must Use	300	SE	Transaction Set Trailer	M	1	

Transaction Set Notes

1. BGN indicates whether the set is an original or a corrected and verified transmission.
2. Loop 0100 provides information on the principal parties of this transaction, such as the sending and receiving parties.
3. Loop 0200 contains group level reporting information.
4. API indicates the reporting type.
5. Loop 0210 identifies the parties involved in the reporting process.
6. Loop 0220 contains mortgage loan detail level information.
7. Loop 0221 contains information on the individual or parties associated with the loan.
8. Loop 0222 contains loan specific details, identifies the property associated with a mortgage loan, and loan handling information.
API identifies the status of a specific loan or actions to be taken towards the loan.

Data Mapping Guide

The following data mapping guide for TS 266 is based on version 004010 of TS 266, as defined by X12 standard. It has been modified to accommodate the 8-digit dates required for year 2000 data. The guide presents essential information for each of the segments and the constituent data elements, as HUD applies them.

Data Mapping Guide
Transaction Set 266
Mortgage Record Change/Termination

Segment:	**ST** **Transaction Set Header**
Position:	010
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the start of a transaction set and to assign a control number
Syntax Notes:	
Semantic Notes:	**1** The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:	
Notes:	The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**ST01**	143	**Transaction Set Identifier Code**	**M ID 3/3**

Code uniquely identifying a Transaction Set
266   X12.295 Mortgage Record Change

	Ref. Des.	Data Element	Name	Attributes
Must Use	**ST02**	329	**Transaction Set Control Number**	**M AN 4/9**

Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set
NOTE: The control number is assigned and generated by the sender's translation software.
It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.

Segment:		**BGN** Beginning Segment	
Position:		020	
Loop:			
Level:		Heading:	
Usage:		Mandatory	
Max Use:		1	
Purpose:		To indicate the beginning of a transaction set	
Syntax Notes:	**1**	If BGN05 is present, then BGN04 is required.	
Semantic Notes:	**1**	BGN02 is the transaction set reference number.	
	2	BGN03 is the transaction set date.	
	3	BGN04 is the transaction set time.	
	4	BGN05 is the transaction set time qualifier.	
	5	BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.	
Comments:			
Notes:		The BGN segment is required.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**BGN01**	**353**	**Send 00 if this is an original transaction set.**	**M ID 2/2**
			Code identifying purpose of transaction set	
			Send 00 if this is an original transaction set.	
			00 Original	
Must Use	**BGN02**	**127**	**Reference Identification**	**M AN 1/30**
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
			Send 92080 in positions 1 through 5 for mortgage record changes. In position 6 send C for a change of servicer, M for a change of mortgagor, or S for sale of mortgage. Send 27050A in positions 1 through 6 for mortgage insurance terminations.	
Must Use	**BGN03**	**373**	**Date**	**M DT 8/8**
			Date expressed as CCYYMMDD	
			92080 Block No. 7. Date of this notice	
	BGN04	**337**	**Time**	**X TM 4/8**
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	
	BGN05	**623**	**Time Code**	**O ID 2/2**

Electronic Data Interchange

Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow

CD	Central Daylight Time
CS	Central Standard Time
CT	Central Time
ED	Eastern Daylight Time
ES	Eastern Standard Time
ET	Eastern Time
MD	Mountain Daylight Time
MS	Mountain Standard Time
MT	Mountain Time
PD	Pacific Daylight Time
PS	Pacific Standard Time
PT	Pacific Time

	BGN06	**127**	**Reference Identification**	**O**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

Format: alphanumeric, left justified. [M] Send the number of cases contained in this transaction set.

	BGN07	**640**	**Transaction Type Code**	**O**	**ID 2/2**

Code specifying the type of transaction

[M] Send SF for Single Family transactions.

	SF	Single Family Program

Not Used	**BGN08**	**306**	**Action Code**	**O**	**ID 1/2**

Code indicating type of action
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**BGN09**	**786**	**Security Level Code**	**O**	**ID 2/2**

Code indicating the level of confidentiality assigned by the sender to the information following
Refer to 004010 Data Element Dictionary for acceptable code values.

Electronic Data Interchange

Segment:	**N1** Name
Position:	030
Loop:	0100 Mandatory
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	1 At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Semantic Notes:	
Comments:	1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.
Notes:	This N1 segment is used to provide information on the trading partner submitting this transaction set. This is either the servicing or the holder-servicing mortgagee. For terminations, this corresponds to the servicer information on form 27050A. For mortgage record changes, there is no direct correspondence to form 92080. This also applies to the N3 and N4 segments that follow.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**N101**	98	**Entity Identifier Code**	**M**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			Send LV for both mortgage record changes and terminations.		
			LV Loan Servicer		
Not Used	**N102**	93	**Name**	**X**	**AN 1/60**
			Free-form name		
	N103	66	**Identification Code Qualifier**	**X**	**ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)		
			[M] Send 62 if you are the servicing mortgagee. Send 63 if you are the servicer-holder mortgagee.		
			62 Servicing Mortgagee Number		
			63 Servicer-holder Mortgagee Number		
	N104	67	**Identification Code**	**X**	**AN 2/80**
			Code identifying a party or other code		
			Format: alphanumeric, left justified.		
			[M] Send the first 5 characters of the HUD mortgagee number.		

27050A Block No.3. [M] Servicing mortgagee's ID

Not Used	**N105**	**706**	**Entity Relationship Code**	**O**	**ID 2/2**

Code describing entity relationship
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**N106**	**98**	**Entity Identifier Code**	**O**	**ID 2/3**

Code identifying an organizational entity, a physical location, property or an individual
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**LX** **Assigned Number**
Position:	010
Loop:	0200 Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To reference a line number in a transaction set
Syntax Notes:	
Semantic Notes:	
Comments:	
Notes:	The LX segment indicates each occurrence of Loop 0200. Start a new Loop 0200 when the holding, buying, or servicing mortgagee in Loop 0210 is different from the previous Loop 0210.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**LX01**	**554**	**Assigned Number**	**M N0 1/6**

Number assigned for differentiation within a transaction set
Mortgage record changes can require multiple LX loops.
Mortgage insurance terminations (form 27050A) do not use Loop 0210 therefore send only one LX loop.
Format: 1-6 digits, left justified without leading zeros.
Send 1 for the first LX loop. Send 2 for the second LX loop, 3 for the third loop, etc.

Segment:	**N1** Name
Position:	060
Loop:	0210 Optional
Level:	Summary:
Usage:	Optional
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	1 At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Semantic Notes:	
Comments:	1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.
Notes:	This segment provides information on the mortgagees involved in mortgage record changes (form 92080) such as the holder, buyer, and servicer. If reporting terminations (form 27050A), this loop is not used. If the information for a required mortgagee was provided in Loop 0100, you only need to send N101, N103, and N104; you do not need to send segments N3 and N4.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**N101**	98	**Entity Identifier Code**	**M ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual	
			92080 Block No. 10. Purchasing Mortgagee	
			92080 Block No. 12. Servicer	
			If a mortgage is being sold, send BY for the purchasing mortgagee and LV for the loan servicer from this point forward. This could be either the servicer if retained or the new servicer if selected.	
			If reporting a change of servicer for any of the three types of change, send MM for the holding mortgagee and LV for the loan servicer from this point forward.	
			BY Buying Party (Purchaser)	
			LV Loan Servicer	
Not Used	**N102**	93	**Name**	**X AN 1/60**
			Free-form name	
	N103	66	**Identification Code Qualifier**	**X ID 1/2**

Code designating the system/method of code structure used for Identification Code (67)

[M] Send ZZ.

ZZ   Mutually Defined

| | N104 | 67 | **Identification Code** | X | **AN 2/80** |

Code identifying a party or other code

[M] Send the first 5 characters of the HUD-assigned Mortgagee Number.
Format: alphanumeric, left justified.

| **Not Used** | N105 | 706 | **Entity Relationship Code** | O | **ID 2/2** |

Code describing entity relationship
Refer to 004010 Data Element Dictionary for acceptable code values.

| **Not Used** | N106 | 98 | **Entity Identifier Code** | O | **ID 2/3** |

Code identifying an organizational entity, a physical location, property or an individual
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**N9** Reference Identification
Position:	120
Loop:	0220 Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To transmit identifying information as specified by the Reference Identification Qualifier
Syntax Notes:	1 At least one of N902 or N903 is required.
	2 If N906 is present, then N905 is required.
	3 If either C04003 or C04004 is present, then the other is required.
	4 If either C04005 or C04006 is present, then the other is required.
Semantic Notes:	1 N906 reflects the time zone which the time reflects.
	2 N907 contains data relating to the value cited in N902.
Comments:	
Notes:	N9 contains the FHA case number. This number is mandatory.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**N901**	**128**	**Reference Identification Qualifier**	**M**	**ID 2/3**

Code qualifying the Reference Identification
Send Z8 for the FHA case number.
92080 Block No. 3. FHA Case No.
27050A Block No. 2. FHA Case No.

> Z8　　　　Federal Housing Administration Case Number
> The unique loan number assigned by the
> Federal Housing Administration (FHA) to
> each FHA loan

	N902	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

[M] Since 1963 FHA case number shows a hyphen as the fourth digit. Send 11 characters for FHA case numbers; this includes the hyphen. If the case number is less than 11 characters, send X as a fill character to extend the length to 11.
Format: alphanumeric, left justified (i.e., 999-9999999).

Not Used	**N903**	**369**	**Free-form Description**	**X**	**AN 1/45**

Free-form descriptive text

Not Used	**N904**	**373**	**Date**	**O**	**DT 8/8**

Date expressed as CCYYMMDD

Not	**N905**	**337**	**Time**	**X**	**TM 4/8**

Used

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

Not Used	**N906**	**623**	**Time Code**	**O**	**ID 2/2**

Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**N907**	**C040**	**Reference Identifier**	**O**	

To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier

Not Used	**C04001**	**128**	**Reference Identification Qualifier**	**M**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**C04002**	**127**	**Reference Identification**	**M**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

Not Used	**C04003**	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**C04004**	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

Not Used	**C04005**	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used	**C04006**	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

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Electronic Data Interchange

Segment:	**NM1** Individual or Organizational Name	
Position:	130	
Loop:	0221 Optional	
Level:	Summary:	
Usage:	Optional	
Max Use:	1	
Purpose:	To supply the full name of an individual or organizational entity	
Syntax Notes:	**1**	If either NM108 or NM109 is present, then the other is required.
	2	If NM111 is present, then NM110 is required.
Semantic Notes:	**1**	NM102 qualifies NM103.
Comments:	**1**	NM110 and NM111 further define the type of entity in NM101.
Notes:	This segment provides new or present mortgagor information for mortgage record changes (form 92080) and property owner information for terminations (form 27050A). This segment is not used for a change of servicer or sale of mortgage. Use this segment for a termination even if the current mortgagor's mailing address is the same as the property address.	
	The name of the new mortgagor including their Social Security Number is mandatory if this is for a change of mortgagor.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**NM101**	98	**Entity Identifier Code**	**M ID 2/3**

Code identifying an organizational entity, a physical location, property or an individual

92080 Block No. 4. Name of New Mortgagor
Use BY [M] for a change of mortgagor.
27050A Block No. 12a. Property Owner No. 1
27050A Block No. 12e. Property Owner No. 2
27050A Block No. 13a. Attention of or care of
Send QP for owner no. 1, QZ for owner no. 2, and C1 if property owner no. 1's mailing address differs from the property address.

BY	Buying Party (Purchaser)
C1	In Care Of Party no. 1
QP	Principal Borrower
QZ	Co-borrower
SE	Selling Party

	Ref. Des.	Data Element	Name	Attributes
Must Use	**NM102**	1065	**Entity Type Qualifier**	**M ID 1/1**

Code qualifying the type of entity

1	Person
2	Non-Person Entity
3	Unknown

| | NM103 | 1035 | **Name Last or Organization Name** | **O** | **AN 1/35** |

Individual last name or organizational name

[[M] Format: alphanumeric, left justified. Send a maximum of 22 characters.
92080 Block No. 4. Name of New Mortgagor
27050A Block No. 12a. Last Name of Property Owner No. 1
27050A Block No. 12e. Last Name of Property Owner No. 2
27050A Block No. 13a. Attention to/In Care of

| | NM104 | 1036 | **Name First** | **O** | **AN 1/25** |

Individual first name

[M] Format: alphanumeric, left justified. Send a maximum of 15 characters.
92080 Block No. 4. Name of New Mortgagor
27050A Block No. 12b. First Name of Property Owner No. 1
27050A Block No. 12f. First Name of Property Owner No. 2
27050A Block No. 13a. Attention to/In Care of

| | NM105 | 1037 | **Name Middle** | **O** | **AN 1/25** |

Individual middle name or initial

Format: Send a maximum of 1 character.
92080 Block No. 4. Name of New Mortgagor
27050A Block No.12c. Middle Initial of Property Owner No. 1
27050A Block No.12g. Middle Initial of Property Owner No. 2

| Not Used | NM106 | 1038 | **Name Prefix** | **O** | **AN 1/10** |

Prefix to individual name

| Not Used | NM107 | 1039 | **Name Suffix** | **O** | **AN 1/10** |

Suffix to individual name

| | NM108 | 66 | **Identification Code Qualifier** | **X** | **ID 1/2** |

Code designating the system/method of code structure used for Identification Code (67)

92080M Block No. 4. Social Security Number
27050A Block No. 12d. Property Owner No. 1
27050A Block No. 12h. Property Owner No. 2

    34   Social Security Number
    EI   Employee Identification Number

| | NM109 | 67 | **Identification Code** | **X** | **AN 2/80** |

Code identifying a party or other code

Format: Send a maximum of 11 characters, left justified and include hyphens.

| Not Used | NM110 | 706 | **Entity Relationship Code** | **X** | **ID 2/2** |

Code describing entity relationship
Refer to 004010 Data Element Dictionary for acceptable code values.

| Not | NM111 | 98 | **Entity Identifier Code** | **O** | **ID 2/3** |

Electronic Data Interchange

Used

Code identifying an organizational entity, a physical location,
property or an individual
Refer to 004010 Data Element Dictionary for acceptable code
values.

Segment:	**N3** Address Information
Position:	150
Loop:	0221 Optional
Level:	Summary:
Usage:	Optional
Max Use:	2
Purpose:	To specify the location of the named party
Syntax Notes:	
Semantic Notes:	
Comments:	
Notes:	This N3 segment is used to provide the current street mailing address for the mortgagor. If the mortgagor resides on the property, show the property address here as well as in Loop 0222. This segment is only used to report terminations (form 27050A). It is not used for mortgage record changes (form 92080).

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**N301**	166	**Address Information**	**M AN 1/55**
			Address information	
			Format: alphanumeric, left justified. Send a maximum of 26 characters. 27050A Block No. 13b. [M] Street mailing address	
Not Used	**N302**	166	**Address Information**	**O AN 1/55**
			Address information	

Electronic Data Interchange

Segment:	**N4** Geographic Location	
Position:	160	
Loop:	0221 Optional	
Level:	Summary:	
Usage:	Optional	
Max Use:	1	
Purpose:	To specify the geographic place of the named party	
Syntax Notes:	1 If N406 is present, then N405 is required.	
Semantic Notes:		
Comments:	1 A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.	
	2 N402 is required only if city name (N401) is in the U.S. or Canada.	
Notes:	This N4 segment is used to provide the current mailing address for the mortgagor. If the mortgagor resides on the property, show the property geographic location here as well as in Loop 0222. This segment is only used to report terminations (form 27050A). It is not used for mortgage record changes (form 92080).	

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
N401	**19**	**City Name**	**O AN 2/30**
		Free-form text for city name	
		Format: alphanumeric, left justified. Send a maximum of 24 characters.	
		27050A Block No. 13c. [M] City	
N402	**156**	**State or Province Code**	**O ID 2/2**
		Code (Standard State/Province) as defined by appropriate government agency	
		27050A Block No. 13d. [M] State	
N403	**116**	**Postal Code**	**O ID 3/15**
		Code defining international postal zone code excluding punctuation and blanks (zip code for United States)	
		27050A Block No. 13e. [M] Zip Code (if not foreign)	
		Format: 9 numeric. Do not include the hyphen in a 9 digit zip code.	
Not Used **N404**	**26**	**Country Code**	**O ID 2/3**
		Code identifying the country	
Not Used **N405**	**309**	**Location Qualifier**	**X ID 1/2**
		Code identifying type of location	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
Not **N406**	**310**	**Location Identifier**	**O AN 1/30**

Used

Code which identifies a specific location

Segment:	**API** Activity or Process Information
Position:	190
Loop:	0222 Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To provide information on activity or process
Syntax Notes:	
Semantic Notes:	**1** API01 specifies the situation or category to which the code applies.
	2 API02 indicates the type of action taken towards an activity or process.
	3 API03 identifies the specific type of maintenance needed for the process.
	4 API04 provides the reason for the action or process.
	5 API05 identifies the area affected by the activity or process.
	6 API06 identifies the type of insurance policy associated with a product.
	7 API07 identifies the type of loan, if any, involved in the process.
	8 API08 identifies how current the information is.
Comments:	
Notes:	This API segment details the changes for an individual mortgage.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**API01**	**1136**	**Code Category**	**M ID 2/2**

Specifies the situation or category to which the code applies
Send A1 for form 92080. Send A2 or A3 for form 27050A.
Refer to 004010 Data Element Dictionary for acceptable code values.
Note: An API01 code of A3 does not require an API02 or API03.

	API02	**306**	**Action Code**	**O ID 1/2**

Code indicating type of action
Refer to 004010 Data Element Dictionary for acceptable code values.
Do not use API02 when the API01 code is A3.

	API03	**875**	**Maintenance Type Code**	**O ID 3/3**

Do not use API03 when the API01 code is A3.
Code identifying the specific type of item maintenance
92080 Block No. 1. [M] Type of Action
Send 100 for Sale of Mortgage.
Send 101 for Change of Servicer.
Send 102 for Change of Mortgagor.
27050A Block No. 1. [M] Type of Termination
Send 104 for block 1 (11).

Send 105 for block 1 (13).
Send 116 for block 1 (18).
Send 106 for block 1 (21).
Send 107 for block 1 (23).

100	Sale of Mortgage Change
101	Servicer Change
102	Mortgagor Change
104	Prepayment Termination
105	Non-conveyance Termination
106	Voluntary Action Termination
107	Loan Refinanced Termination
116	Loan Maturity Maintenance

Not Used   **API04**   **641**   **Status Reason Code**   **O   ID 3/3**

Code indicating the status reason
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used   **API05**   **1469**   **Affected Area or Section Code**   **O   ID 1/1**

Code indicating the area or areas affected by a change or changes
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used   **API06**   **1336**   **Insurance Type Code**   **O   ID 1/3**

Code identifying the type of insurance policy within a specific insurance program
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used   **API07**   **1262**   **Loan Type Code**   **O   ID 1/2**

This code identifies the loan program or type
Refer to 004010 Data Element Dictionary for acceptable code values.

Not Used   **API08**   **1201**   **Information Status Code**   **O   ID 1/1**

A code to indicate the status of information
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**N3** Address Information	
Position:	200	
Loop:	0222 Mandatory	
Level:	Summary:	
Usage:	Optional	
Max Use:	2	
Purpose:	To specify the location of the named party	
Syntax Notes:		
Semantic Notes:		
Comments:		
Notes:	The N3 segment contains the property street address.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**N301**	166	**Address Information**	**M AN 1/55**
			Address information	
			Format: alphanumeric, left justified. Send a maximum of 30 characters.	
			92080 Block No. 13. Property Address	
			27050A Block No. 11a. Street Address	
Not Used	**N302**	166	**Address Information**	**O AN 1/55**
			Address information	

Segment: **N4** **Geographic Location**
Position: 210
Loop: 0222   Mandatory
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To specify the geographic place of the named party
Syntax Notes: 1   If N406 is present, then N405 is required.
Semantic Notes:
Comments: 1   A combination of either N401 through N404, or N405 and N406 may
be adequate to specify a location.
2   N402 is required only if city name (N401) is in the U.S. or Canada.
Notes: The N4 segment contains the property city, state, and zip code

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
N401	**19**	**City Name**	**O AN 2/30**
		Free-form text for city name	
		Format: alphanumeric, left justified. Send a maximum of 24 characters.	
		92080 Block No. 13. Property Address City	
		27050A Block No. 11b. [M] City	
N402	**156**	**State or Province Code**	**O ID 2/2**
		Code (Standard State/Province) as defined by appropriate government agency	
		92080 Block No. 13. Property Address State	
		27050A Block No. 11c. [M] State	
N403	**116**	**Postal Code**	**O ID 3/15**
		Code defining international postal zone code excluding punctuation and blanks (zip code for United States)	
		92080 Block No. 13. Property Address Zip Code	
		27050A Block No. 11d. [M] Zip Code	
		Format: 9 numeric. Do not include the hyphen in a 9 digit zip code.	
Not Used **N404**	**26**	**Country Code**	**O ID 2/3**
		Code identifying the country	
Not Used **N405**	**309**	**Location Qualifier**	**X ID 1/2**
		Code identifying type of location	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
Not Used **N406**	**310**	**Location Identifier**	**O AN 1/30**

Electronic Data Interchange

Code which identifies a specific location

Segment:	**DTP** Date or Time or Period	
Position:	220	
Loop:	0222 Mandatory	
Level:	Summary:	
Usage:	Optional	
Max Use:	>1	
Purpose:	To specify any or all of a date, a time, or a time period	
Syntax Notes:		
Semantic Notes:	**1** DTP02 is the date or time or period format that will appear in DTP03.	
Comments:		
Notes:	This DTP segment is used to send relevant dates for the mortgage record change or termination such as the date the mortgage note matures.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP01**	374	**Date/Time Qualifier**	**M ID 3/3**

Code specifying type of date or time, or both date and time

92080 Block No. 5. Maturity Date
92080 Block No. 8. Date of Transfer
Send 577 for block 5. Send 514 for block 8.
27050A Block No. 7. Date of Mortgage Note Maturity
27050A Block No. 8. Date of 1st Mortgage Payment
27050A Block No. 10. Date Paid-in-Full, Refinance or Voluntary Termination
Send 577 for block 7. Send 564 for block 8. Send 803 for block 10.

	514	Transferred	
	564	Date of First Mortgage Payment	
	577	Original Maturity Date	
	803	Paid in Full	

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP02**	1250	**Date Time Period Format Qualifier**	**M ID 2/3**

Code indicating the date format, time format, or date and time format

Send D8.

D8	Date Expressed in Format CCYYMMDD	

	Ref. Des.	Data Element	Name	Attributes
Must Use	**DTP03**	1251	**Date Time Period**	**M AN 1/35**

Expression of a date, a time, or range of dates, times or dates and times

Segment:	**REF** Reference Identification	
Position:	230	
Loop:	0222 Mandatory	
Level:	Summary:	
Usage:	Optional	
Max Use:	>1	
Purpose:	To specify identifying information	
Syntax Notes:	**1**	At least one of REF02 or REF03 is required.
	2	If either C04003 or C04004 is present, then the other is required.
	3	If either C04005 or C04006 is present, then the other is required.
Semantic Notes:	**1**	REF04 contains data relating to the value cited in REF02.
Comments:		
Notes:	This REF segment is used for the section of the act code and the mortgagee's loan number. REF01 indicates what this REF segment contains. REF02 is used to send the section of the act code and the mortgagee's loan number.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**REF01**	**128**	**Reference Identification Qualifier**	**M ID 2/3**
			Code qualifying the Reference Identification	
			92080 Block No. 3a. Section of Act Code	
			27050A Block No. 4. Institutional Loan Reference No.	
			Send XK for the mortgagee's loan number. Send 3A for the Section of the Act Code.	
			3A Section of the National Housing Act Code A code taken from the Mortgage Insurance Certificate indicating the specific National Housing Act Program under which the mortgage is insured	
			XK Mortgagee Loan Number	
	REF02	**127**	**Reference Identification**	**X AN 1/30**
			Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier	
			Format: alphanumeric, left justified. Send a maximum of 4 characters for the Section of the Act Code.	
			Format: alphanumeric, left justified. Send a maximum of 15 characters for the mortgagee's loan number.	
	REF03	**352**	**Description**	**X AN 1/80**
			A free-form description to clarify the related data elements and their content	
Not Used	**REF04**	**C040**	**Reference Identifier**	**O**

To identify one or more reference numbers or identification
numbers as specified by the Reference Qualifier

Not Used	**C04001**	**128**	**Reference Identification Qualifier**	**M**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code
values.

Not Used	**C04002**	**127**	**Reference Identification**	**M**	**AN 1/30**

Reference information as defined for a particular Transaction Set
or as specified by the Reference Identification Qualifier

Not Used	**C04003**	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code
values.

Not Used	**C04004**	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set
or as specified by the Reference Identification Qualifier

Not Used	**C04005**	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code
values.

Not Used	**C04006**	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set
or as specified by the Reference Identification Qualifier

Electronic Data Interchange

Segment: **QTY** Quantity
Position: 250
Loop: 0222   Mandatory
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To specify quantity information
Syntax Notes: **1** At least one of QTY02 or QTY04 is required.
2 Only one of QTY02 or QTY04 may be present.
Semantic Notes: **1** QTY04 is used when the quantity is non-numeric.
Comments:
Notes: This QTY segment is used to indicate the number of mortgagors is more than two when reporting mortgage insurance terminations (form 27050A). Do not send if number of mortgagors is 2 or less. This segment is not used for mortgage record changes (form 92080).

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	QTY01	673	**Quantity Qualifier**	**M**	**ID 2/2**
			Code specifying the type of quantity		
			27050A Send B1 to indicate there are more than two mortgagors.		
			B1 Number of Mortgagors		
	QTY02	380	**Quantity**	**X**	**R 1/15**
			Numeric value of quantity		
			Format: Send number, 1 character, left justified.		
Not Used	QTY03	C001	**Composite Unit of Measure**	**O**	
			To identify a composite unit of measure (See Figures Appendix for examples of use)		
Not Used	C00101	355	**Unit or Basis for Measurement Code**	**M**	**ID 2/2**
			Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
Not Used	C00102	1018	**Exponent**	**O**	**R 1/15**
			Power to which a unit is raised		
Not Used	C00103	649	**Multiplier**	**O**	**R 1/10**
			Value to be used as a multiplier to obtain a new value		
Not Used	C00104	355	**Unit or Basis for Measurement Code**	**O**	**ID 2/2**

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken
Refer to 004010 Data Element Dictionary for acceptable code values.

| Not Used | C00105 | 1018 | **Exponent** | O | R 1/15 |

Power to which a unit is raised

| Not Used | C00106 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

| Not Used | C00107 | 355 | **Unit or Basis for Measurement Code** | O | ID 2/2 |

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken
Refer to 004010 Data Element Dictionary for acceptable code values.

| Not Used | C00108 | 1018 | **Exponent** | O | R 1/15 |

Power to which a unit is raised

| Not Used | C00109 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

| Not Used | C00110 | 355 | **Unit or Basis for Measurement Code** | O | ID 2/2 |

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken
Refer to 004010 Data Element Dictionary for acceptable code values.

| Not Used | C00111 | 1018 | **Exponent** | O | R 1/15 |

Power to which a unit is raised

| Not Used | C00112 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

| Not Used | C00113 | 355 | **Unit or Basis for Measurement Code** | O | ID 2/2 |

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken
Refer to 004010 Data Element Dictionary for acceptable code values.

| Not Used | C00114 | 1018 | **Exponent** | O | R 1/15 |

Power to which a unit is raised

| Not Used | C00115 | 649 | **Multiplier** | O | R 1/10 |

Value to be used as a multiplier to obtain a new value

QTY04   **61**   **Free-Form Message**   **X   AN 1/30**
Free-form information

Segment: AMT **Monetary Amount**
Position: 260
Loop: 0222   Mandatory
Level: Summary:
Usage: Optional
Max Use: 1
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:
Notes: This segment provides the Original Amount of Mortgage.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	AMT01	522	**Amount Qualifier Code**	M ID 1/3

Code to qualify amount
Send DA.

     DA   Original Mortgage
                  The original loan obligation amount on a mortgage note before any mortgage payment is made

	Ref. Des.	Data Element	Name	Attributes
Must Use	AMT02	782	**Monetary Amount**	M R 1/18

Monetary amount

92080 Block No. 2. Original Amount of Mortgage
27050A Block No. 5. Original Mortgage Amount
Send a maximum of 6 digits without commas, a decimal point or a dollar sign. Do not send cents. For example, send 98500 for the amount $98,500.00.

	Ref. Des.	Data Element	Name	Attributes
Not Used	AMT03	478	**Credit/Debit Flag Code**	O ID 1/1

Code indicating whether amount is a credit or debit
Refer to 004010 Data Element Dictionary for acceptable code values.

Electronic Data Interchange

Segment: **SE** **Transaction Set Trailer**
Position: 300
Loop:
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the end of the transaction set and provide the count of the
                 transmitted segments (including the beginning (ST) and ending (SE)
                 segments)
Syntax Notes:
Semantic Notes:
Comments: **1**   SE is the last segment of each transaction set.
Notes: The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**SE01**	**96**	**Number of Included Segments**	**M N0 1/10**
			Total number of segments included in a transaction set including ST and SE segments	
			The number of segments is automatically generated by the sender's translation software.	
Must Use	**SE02**	**329**	**Transaction Set Control Number**	**M AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned and generated by the sender's translation software.	
			It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	

Cross-Reference to X12 for MRC or Termination

Two cross-reference matrices are provided to link the form HUD-27050A and form HUD-92080 to the X12 transaction set 266. The form HUD-27050A is used for terminations; for HUD-92080 is used for three types of mortgage record changes. The change types are:

> **SM** - Sale of Mortgage
> **CS** - Change of Servicer
> **CM** - Change of Mortgagor

Each matrix shows by activity type what information is needed for EDI, the associated 266 transaction set loop and segment, and the codes and data elements used for the related HUD form block number. The information contained on the form HUD-92080 may be mandatory in EDI for some change types, while optional for others. The following symbols are used to denote the data requirements for EDI:

C/M - Conditional Mandatory. Item is mandatory or not, depending on a specified condition or how another field is completed.

M - Mandatory. Field must be filled or application will fail system edits.

N/A - Not Applicable. Field does not apply to mortgage record change type.

O - Optional. Field may be filled or left blank.

Electronic Data Interchange

Cross Reference Table for Form HUD 92080

From HUD Form 92080 Block No.	Change Type			Transaction Set Area Used		To Transaction Set 266
Mortgage Record Change	SM	CS	CM	Loop	Segment	Data Elements and Codes Used

1. Type of Action	M	M	M	0222	API	1136 Code Category
						Code: A1 Mortgage Record Change
						875 Maintenance Type Code
						Code: 100 Sale of Mortgage
						        101 Servicer Change
						        102 Change of Mortgagor

2. Original Amount of Mortgage	M	M	M	0222	AMT	522 Amount Qualifier Code Code: DA Original Mortgage 782 Monetary Amount
3. FHA Case or Project No.	M	M	M	0220	N9	128 Reference Number Qualifier Code: Z8 FHA Case No. 127 Reference Number
3a. Section of the Act Code	O	O	O	0222	REF	128 Reference Number Qualifier Code: 3A Section of the National Housing Act Code 127 Reference Number
4. Name of New Mortgagor No separate form block, SSN of new mortgagor required.	N/A	N/A	M	0221	NM1	98 Entity ID Code Code: BY Buying Party 1065 Entity Identifier Code Code: 1, 2, or 3 1035 Name Last or Organization Name 1036 Name First 1037 Name Middle 66 Identifier Code Qualifier Code: EI Employee Identification No. 67 Identification Code
5. Maturity Date	O	O	O	0222	DTP	374 Date/Time Qualifier Code: 577 Original Maturity Date 1250 Date/Time Period Format Qualifier Code: D8 (CCYYMMDD) 1251 Date Time Period
6. (for Projects Only) Construction is Completed Construction is Uncompleted	N/A	N/A	N/A			
7. Date of this Notice	M*	M*	M*	Header	BGN	373 Date
8. Date of Transfer	M	M	M	0222	DTP	374 Date/Time Qualifier Code: 514 Transferred 1250 Date/Time Period Format Qualifier Code: D8 (CCYYMMMDD) 1251 Date Time Period
9. Selling Mortgagee Mortgage Code No.						**This data no longer required by HUD.**
10. Purchasing	M	O	O	0210	N1	98 Entity ID Code

From HUD Form 92080 Block No.	Change Type			Transaction Set Area Used		To Transaction Set 266
Mortgage Record Change	SM	CS	CM	Loop	Segment	Data Elements and Codes Used
Mortgagee Mortgagee Code No. Name						Code: BY Buying Party 93 Name 66 Identifier Code Qualifier Code: ZZ Mutually Defined 67 Identification Code
11. Name of Present Mortgagor						**This data no longer required by HUD.**
12. Servicer to Which Future Premium Notices Should Be Sent Mortgagee Code No. Name	M	M	O	0210	N1	98 Entity ID Code Code: LV Loan Servicer MM Mortgage Company 93 Name 66 Identifier Code Qualifier Code: ZZ Mutually Defined 67 Identification Code
13. Property Address	O	O	O	0210	N3 N4	166 Address Information 19 City Name 156 State or Province Code 116 Postal Code
14. Signature						Trading Partner Agreement
15. Signature						Trading Partner Agreement

SM   Sale of Mortgage
CS   Change of Servicer
CM   Change of Mortgagor
C/M   Conditional Mandatory (depends on a specified condition
        or data in another field)
M   Mandatory (HUD requirement)
M*   Mandatory in X12 standard
O   Optional (HUD requirement)
N/A   Not Applicable

Cross Reference Table for Form HUD 27050A

From HUD Form 27050-A Block No.	Requirement Designator	Transaction Set Area Used		To Transaction Set 266
Mortgage Insurance Termination	(M/O)	Loop	Segment	Data Elements and Codes Used

1. Type of Termination	M	0222	API	1136 Code Category
				Code: A2 or A3 Mortgage Insurance Termination
				Note: Action and Maintenance Type Codes are not required for an A3 Mortgage Insurance Termination.
				875 Maintenance Type Code
				Code: 104 Prepayment
				        105 Non-Conveyance Termination
				        106 Voluntary Action Termination
				        107 Loan Refinance Termination
				        116 Loan Maturity Maintenance

2. FHA Case Number	M	0220	N9	128 Reference Number Qualifier Code: Z8 FHA Case No. 127 Reference Number
3. Servicing Mortgagee ID	M	0100	N1	98 Entity ID Code Code: LV Loan Servicer 66 Identifier Code Qualifier Code: 62 Servicing Mortgagee 67 Identification Code
4. Institution Loan Reference Number	O	0222	REF	128 Reference Number Qualifier Code: XK Loan Number 127 Reference Number
5. Original Mortgage Amount	M	0222	AMT	522 Amount Qualifier Code Code: DA Original Mortgage 782 Monetary Amount
6. Interest Rate				**This data no longer required by HUD.**
7. Date of Mortgage Note Maturity	O	0222	DTP	374 Date/Time Qualifier Code: 577 Original Maturity Date 1250 Date/Time Period Format Qualifier Code: D8 (CCYYMMDD) 1251 Date Time Period
8. Date of 1st Mortgagee Payment	O	0222	DTP	374 Date/Time Qualifier Code: 564 Date of First Mortgage Payment 1250 Date/Time Period Format Qualifier Code: D8 (CCYYMMDD) 1251 Date Time Period
9. Date of Foreclosure or Deed in Lieu				**This data no longer required by HUD.**
10. Date of Paid in Full, Refinance or Voluntary Termination	M	0222	DTP	374 Date/Time Qualifier Code: 803 Paid in Full 1250 Date/Time Period Format Qualifier Code: D8 (CCYYMMDD) 1251 Date Time Period
11. Property Address 11a. Street Address 11b. City	M	0222	 N3 N4	 166 Address Information 19 City Name

From HUD Form 27050-A Block No.	Requirement Designator	Transaction Set Area Used		To Transaction Set 266
Mortgage Insurance Termination	(M/O)	Loop	Segment	Data Elements and Codes Used
11c. State 11d. ZIP Code				156 State or Province Code 116 Postal Code
12. Name and Social Security Number of all who held title to the above property on date of...termination. If mortgage was paid off by the sale of the property, enter the seller's name here.				
12a. Property Owner 1 Last Name	M	0221	NM103	98 Entity ID Code Code: QP Principal Borrower OR SE Selling Party (if sale) 1065 Entity Type Qualifier Code: 1, 2, or 3 1035 Name Last or Organization Name
12b. Property Owner 1 First Name	M	0221	NM104	1036 Name First
12c. Property Owner 1 Middle Initial	O	0221	NM105	1037 Name Middle
12d. Property Owner 1 Social Security Number or EIN	O	0221	NM108 NM109	66 Identifier Code Qualifier Code: EI Employee Identification Number 67 Identification Code
12e. Property Owner 2 Last Name	O	0221	NM101 NM102 NM103	98 Entity ID Code Code: QZ Co-Borrower 1065 Entity Type Qualifier Code: 1, 2, or 3 1035 Name Last or Organization Name
12f. Property Owner 2 First Name	O	0221	NM104	1036 Name First
12g. Property Owner 2 Middle Initial	O	0221	NM105	1037 Name Middle
12h. Property Owner 2 Social Security Number or EIN	O	0221	NM108 NM109	66 Identifier Code Qualifier Code: EI Employee Identification Number 67 Identification Code
13a. Current Mailing Address of Property Owner 1 (C/O NAME)	O	0221	NM101 NM102 NM103	98 Entity ID Code Code: C1 In Care of No. 1 1065 Entity Type Qualifier Code: 1, 2, or 3 1035 Name Last
13b. Street	M	0221	N3	166 Address Information
13c. City	M	0221	N4	19 City Name
13d. State	C/M	0221	N4	156 State or Province Code
13e. ZIP Code	C/M	0221	N4	116 Postal Code
13f. If Owner No. 1 resides in				**This data no longer required by HUD.**

From HUD Form 27050-A Block No.	Requirement Designator	Transaction Set Area Used		To Transaction Set 266
Mortgage Insurance Termination	(M/O)	Loop	Segment	Data Elements and Codes Used
a foreign country, give name of country.				
[] Check Box: Mark if there are more than two mortgagors.	C/M	0222	QTY	673 Quantity Qualifier Code: B1 Number of Mortgagors 380 Quantity
14. Name and Address of Servicing Mortgagee	O	0100	N1	98 Entity ID Code Code: LV Loan Servicer 93 Name

C/M   Conditional Mandatory (depends on a specified condition or data in another field)
M   Mandatory (HUD requirement)
O   Optional (HUD requirement)
N/A   Not Applicable

Adjunct Mortgage Record Change/Termination Transaction Sets

The following transaction sets are used in electronic reporting process in conjunction with TS 266.

Transaction Set 824 — Application Advice. This transaction set can be used to provide the ability to report the results on an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business needs of reporting acceptance, rejection, or acceptance with change of any transaction set. The application advice should not be used in place of a transaction set designed as a specific response to another transaction set.

For HUD, TS 824 returns errors found during the edit of the TS 266 submission of a mortgage record change or mortgage insurance termination and indicates that the TS 266 must be resubmitted to enable HUD's application to successfully process the data.

Transaction Set 997 — Functional Acknowledgment. This transaction set can be used to define the control structures for a set of acknowledgments to indicate the results of the syntactical analysis of the electronically encoded documents. The encoded documents are the transaction sets, which are grouping in functional groups, used in defining transactions for business data interchange. This standard does not cover the semantic meaning of the information encoded in the transaction sets.

Each time a 266 or functional group arrives at HUD, the mortgagee/servicer will be informed of receipt through the use of TS 997 — Functional Acknowledgment. The mortgagee/servicer will also inform HUD of receipt of the 824 via a 997.

Complete mapping documents of TS 824 is provided on the following pages. The other adjunct transaction set relevant to TS 264 - namely TS 997 - may also be used in conjunction with other transaction sets and can be found in Appendix D.